

108.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

842,700 / 842,700

USE VALUE:

842,700 / 842,700

ASSESSED:

842,700 / 842,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		PAWNEE DR, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HORAN JOAN F & RICHARD M/	
Owner 2: CO TRUSTEES JOAN F HORAN TRUST	
Owner 3:	

Street 1: 18 PAWNEE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HORAN RICHARD M &amp; JOAN F -

Owner 2: -

Street 1: 18 PAWNEE DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2311 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	4									504,000						504,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								69473
								GIS Ref
								GIS Ref
								Insp Date
								08/13/18

**PREVIOUS ASSESSMENT**

Parcel ID 108.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,700	0	10,000.	504,000	842,700	842,700	Year End Roll	12/18/2019
2019	101	FV	276,700	0	10,000.	504,000	780,700	780,700	Year End Roll	1/3/2019
2018	101	FV	261,900	0	10,000.	432,000	693,900	693,900	Year End Roll	12/20/2017
2017	101	FV	261,900	0	10,000.	403,200	665,100	665,100	Year End Roll	1/3/2017
2016	101	FV	261,900	0	10,000.	345,600	607,500	607,500	Year End	1/4/2016
2015	101	FV	260,700	0	10,000.	309,600	570,300	570,300	Year End Roll	12/11/2014
2014	101	FV	260,700	0	10,000.	286,600	547,300	547,300	Year End Roll	12/16/2013
2013	101	FV	260,700	0	10,000.	273,200	533,900	533,900		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORAN RICHARD M	1466-58		1/22/2015	Convenience		1	No	No	
PIANTES LEO & E	1097-98		7/3/1992		240,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2011	1319	Re-Roof	11,500	C				

Date	Result	By	Name
8/13/2018	Meas/Inspect	CC	Chris C
2/12/2009	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/20/1991		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

